

United States Department of the Interior  
National Park Service

# National Register of Historic Places Inventory—Nomination Form

For NPS use only

received

date entered

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

## 1. Name

historic Miles A. Seed Carriage House

and/or common

## 2. Location

street & number 2456 Hord Avenue, rear not for publication

city, town Jennings vicinity of

state Missouri code 29 county St. Louis code 189

## 3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input checked="" type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
	<input checked="" type="checkbox"/> NA	<input checked="" type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

## 4. Owner of Property

name Rizzello Specialties, Inc.

street & number 2449 Hord Avenue

city, town St. Louis vicinity of state Missouri 63136

## 5. Location of Legal Description

courthouse, registry of deeds, etc. St. Louis County Recorder of Deeds

street & number 41 South Central Avenue

city, town Clayton state Missouri 63105

## 6. Representation in Existing Surveys

title Survey of Jennings has this property been determined eligible? ☐ yes ☒ no

date September, 1985 ☐ federal ☐ state ☐ county ☒ local

depository for survey records Missouri Department of Natural Resources  
Division of Parks, Recreation and Historic Preservation

city, town Box 176: Jefferson City state Missouri 63102

## 7. Description

### Condition

☐ excellent  
☐ good  
☒ fair

☐ deteriorated  
☐ ruins  
☐ unexposed

### Check one

☒ unaltered  
☐ altered

### Check one

☒ original site  
☐ moved date \_\_\_\_\_

### Describe the present and original (if known) physical appearance

The surviving carriage house of the former Miles A. Seed estate is a one-and-a-half story L-shaped frame structure with board-and-batten siding. The building measures 40 feet on its longest side, paralleling College Avenue, and 30 feet at the rear. The front, which faces the back of a row of residences on Hord Avenue to the north, is 17 feet wide. Crowning the angle of the roof is a pyramid-roofed louvered cupola. The roof itself is gabled at the north and east ends, but joined by a lean-to addition to the south. The main building has a brick foundation, but the lean-to is open. The east gable is ornamented by a radiating patterned inset at its apex, while the north gable has a hipped surface ornamented by fishscale shingles sheltering the attic door. The projecting hip is supported on jig-saw scrolled brackets. The double attic door is glazed and paneled. The walls to either side of this door are covered with fishscale shingles and decorated with half-round sunburst or chrysanthemum decorations. Underlining this level is an overhanging shelf-like roof supported by seven scalloped brackets. The main barn door below is double, each half patterned with an x above and below a blank central panel. The doors slide on tracks. A similarly designed door, but in one piece, hangs from a track on the east side of the lean-to. The main east end has two windows, one at first-floor level and a second above it, slightly arched, breaking into the clapboarded gable area. Both are double-hung, two-over-two. The north side of the east wing has a window and a door. The window's upper sash has a geometrical pattern of colored glass, while the lower sash has two panes. The paneled door is sheltered by a deeply overhanging shed-roofed hood on paneled triangular brackets. On the west side of the building are two boarded-up windows, while a low triangular dormer breaks the roofline. Other openings in the lean-to addition have also been boarded up. Throughout the building the battens rise to an arcade cut in horizontal boards.

The barn sits close to College Avenue behind a row of three one-story four-unit houses facing Hord Avenue to the north; they occupy the site of the original Seed Mansion. To the south of the barn is a driveway leading to a parking area. Along College Avenue is a board fence, behind which a row of trees screens the barn in summer.

## 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates constructed c. 1888      Builder/Architect Miles A. Seed

### Statement of Significance (in one paragraph)

The Miles A. Seed Carriage House is eligible for listing in the National Register of Historic Places under Criterion C, in that it embodies the distinctive characteristics of a type, period, or method of construction, namely the Queen Anne style in its period of greatest popularity.

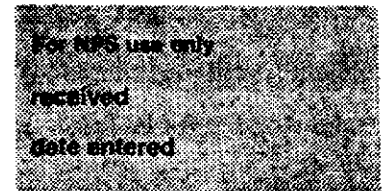
Although the Carriage House is a small building, it incorporates many of the salient characteristics of the Queen Anne style. Among these, according to J.-G. Blumenson in his definitive book, Identifying American Architecture, are an asymmetrical composition consisting of a variety of forms, textures, materials and colors. "The textured wall surfaces occasionally are complemented by colored glass panels in the window."<sup>1</sup> Marcus Whiffen elaborates on this feature in his book, American Architecture Since 1780: "Windows are of many forms, straight-topped or round arched; they may be glazed with plate glass or sometimes in the upper parts only, with small panes set in lead or wooden sash. Roofs are high and multiple. Gables contribute much to the overall effect and are given many different treatments."<sup>2</sup> All these characteristics are evident in the Miles Seed Barn. A particularly telling feature of the barn is the pair of half-round radiating ornaments seen on the north front. At first glance they may appear to be sunbursts, but the rays have rounded ends like flower petals, and they are more likely to be Japanese chrysanthemums, an imperial motif taken from the Japanese wares that were one source of the high-style Queen Anne movement in England.<sup>3</sup>

The carriage house is one of very few buildings of its type surviving in St. Louis County. Recent surveys of Jennings, Ferguson and Florissant, the largest 19th-century communities in the north part of the county, did not identify any other significant examples. The Pine Lawn Carriage House, south of Jennings in the municipality of Pine Lawn, is a mansarded example surviving from a country estate. It is already listed in the National Register.

The carriage house dates to the ownership of the property by Miles A. Seed, who acquired it in 1887 and retained ownership until 1910.<sup>4</sup> Born in England in 1842, Seed began a career as a portrait photographer in St. Louis after the Civil War.<sup>5</sup> By the early 1870s he began manufacturing photographic supplies, and in 1883 he incorporated the Miles A. Seed Dry Plate Company specifically to be located in the village of Woodland.<sup>6</sup> Woodland was a train stop that gave its name to a diffuse community later to become the City of Jennings. It was an attractive location for the fabrication of photographic plates because of its clean air and pure water. The success of Seed Dry Plate caused the whole community to prosper. In its field the company rivaled George Eastman of Rochester, New York, and by 1902 the threat of ruinous competition with him led Seed Dry Plate to sell out.<sup>7</sup> In 1913 operations were moved to Rochester, but by then Miles Seed had moved on to new endeavors in Westchester County, New York.

**United States Department of the Interior  
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Inventory—Nomination Form**



Continuation sheet Miles A. Seed Carriage House Item number 8 Page 1

Notes:

1. John J.-G. Blumenson, Identifying American Architecture (Nashville: American Association for States and Local History, 1977), p. 63.
2. Marcus Whiffen, American Architecture Since 1780: A Guide To The Styles (Cambridge, Mass.: MIT Press, 1969), p. 115.
3. Mark Girouard, Sweetness and Light (Oxford: The Clarendon Press, 1977).
4. St. Louis County Recorder of Deeds, Book 275, p. 90;  
Book 408, p. 616 and 618.
5. Progress '78 (The City of Jennings newsletter), Vol. 3, No. 2  
(March - April, 1978)
6. St. Louis County Recorder of Deeds, Book 22, p. 40.
7. Pen and Sunlight Sketches of St. Louis (Chicago - Phoenix Publishing Co., 1898), p. 184; Notes from Darlene J. Aiken, Historical Information Specialist, Eastman Kodak Co.; St. Louis County Probate Court, Petition August 28, 1902, in Re Estate of Rober R. White, et al.

## 9. Major Bibliographical References

1. Pen and Sunlight Sketches of St. Louis. Chicago: Phoenix Publishing Co., 1898, p. 184.
2. Progress '78 (the City of Jennings newsletter), Vol. 3, No. 2 (March - April 1978).

## 10. Geographical Data

Acreage of nominated property .46 acre

Quadrangle name "Clayton, MO"

Quadrangle scale 1: 24,000

UTM References

A 15 738000 4289900  
Zone Easting Northing

B                    
Zone Easting Northing

C                  

D                  

E                  

F                  

G                  

H                  

**Verbal boundary description and justification** The South portion of Lot 3, Wachter's Subdivision of Lot 10, Block 5, Anne B. Jennings Second Subdivision of the Jennings Tract, beginning 12- feet south of the north line of the lot (Hord Avenue).

**List all states and counties for properties overlapping state or county boundaries**

state	code	county	code
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state	code	county	code
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## 11. Form Prepared By

name/title 1. Esley Hamilton/Administrative Assistant

organization St. Louis County Dept. of Parks & Rec date September, 1986

street & number 41 South Central Avenue telephone (314) 889-3357

city or town Clayton state Missouri 63105

## 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

   national    state X local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

Frederick A. Brunner, Ph.D., P.E., Director, Department of Natural Resources and  
title State Historic Preservation Officer date 11/28/86

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I hereby certify that this property is included in the National Register

date

Keeper of the National Register

Attest:

date

Chief of Registration

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
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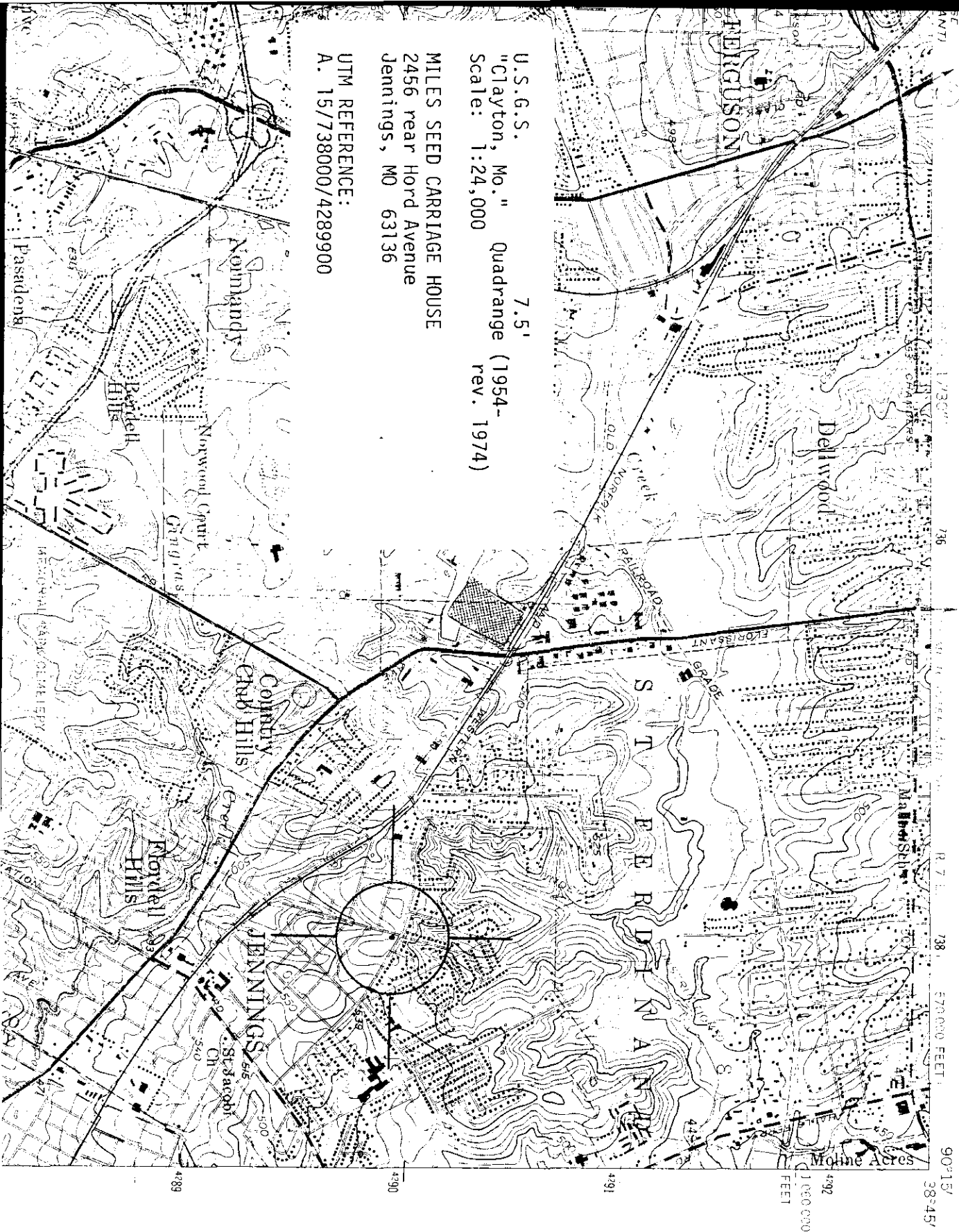
For NPS use only  
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date entered

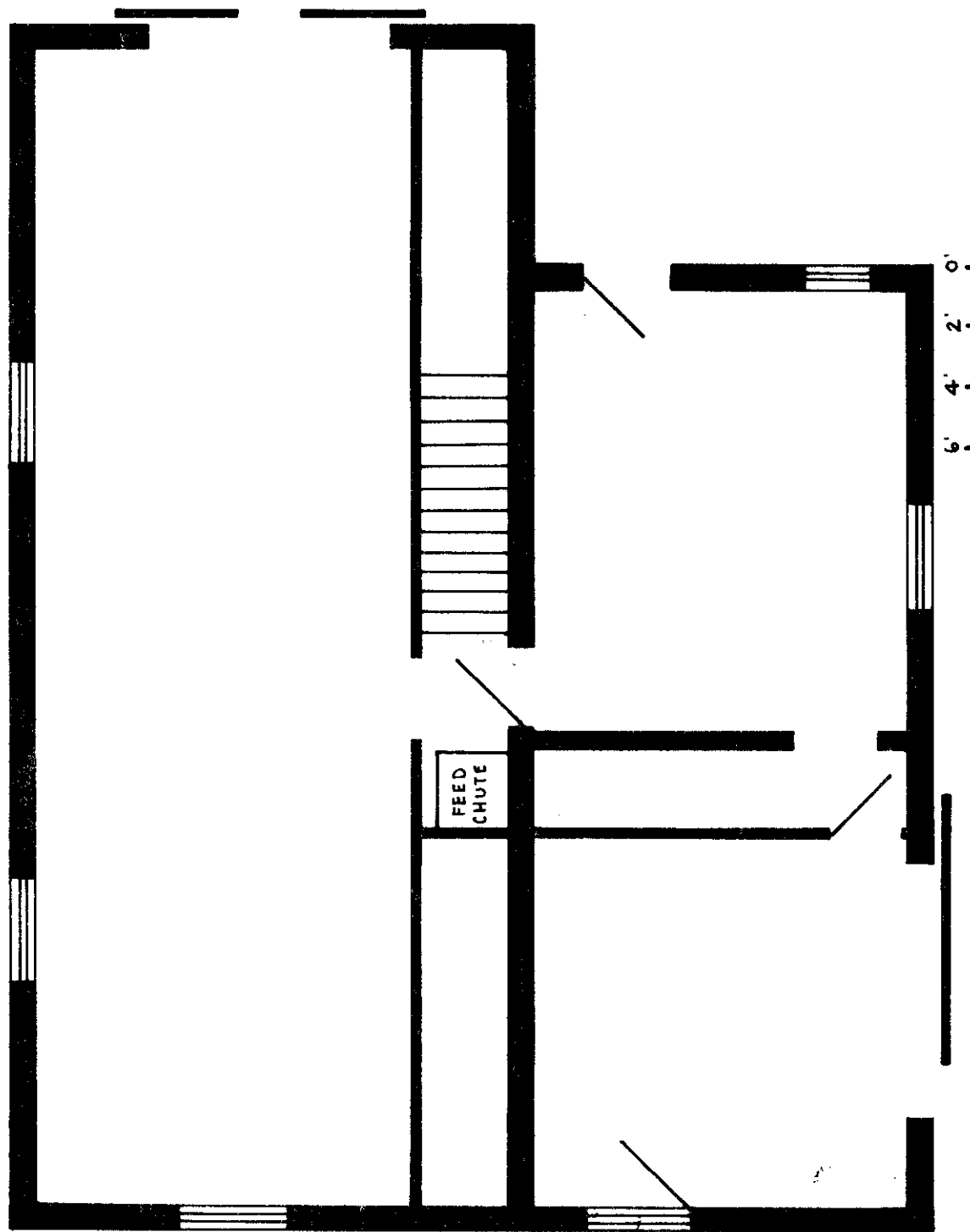
Continuation sheet Miles A. Seed Carriage House Item number 11

Page 1

2. James M. Denny  
Chief, Survey and Registration  
and State Contact Person  
Department of Natural Resources  
Division of Parks, Recreation,  
and Historic Preservation  
Historic Preservation Program  
P. O. Box 176  
Jefferson City, Missouri 65102  
Date: September 26, 1986  
Telephone: 314/751-5376

7961 1 SW  
(COLUMBIA BOTTOM)





**MILES SEED CARRIAGE HOUSE**  
JENNINGS, MISSOURI  
(Floorplan)



MILES SEED CARRIAGE HOUSE  
2456 rear Hord Avenue  
Jennings, MO 63136

Photograph: Esley Hamilton, Dec. 1985  
Neg. Loc.: St. Louis Co. Dept. of Parks  
and Recreation  
41 S. Central  
Clayton, MO 63105

(view from northwest)

1 of 4



MILES SEED CARRIAGE HOUSE  
2456 rear Hord Avenue  
Jennings, MO 63136

Photograph: Esley Hamilton, Dec. 1985  
Neg. Loc.: St. Louis Co. Dept. of Parks  
and Recreation  
41 S. Central  
Clayton, MO 63105

(view from northeast)



MILES SEED CARRIAGE HOUSE  
2456 rear Hord Avenue  
Jennings, MO 63136

Photograph: Esley Hamilton, Dec. 1985  
Neg. Loc.: St. Louis Co. Dept. of Parks  
and Recreation  
41 S. Central  
Clayton, MO 63105

(close-up from northeast)

3 of 4





MILES SEED CARRIAGE HOUSE  
2456 rear Hord Avenue  
Jennings, MO 63136

Photograph: Esley Hamilton, Dec. 1985  
Neg. Loc.: St. Louis Co. Dept. of Parks  
and Recreation  
41 So. Central  
Clayton, MO 63105  
(view from southwest)

